



NORFOLK

Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager

FROM: *for* George M. Homewood, AICP, CFM, Planning Director *LMH*

COPIES TO: City Attorney, City Clerk

SUBJECT: May 28, 2015 City Planning Commission Public Hearing Results

DATE: June 5, 2015

Attached is the Results Agenda from the May 28, 2015 Norfolk City Planning Commission public hearing. This report will be prepared on a monthly basis, following each Planning Commission public hearing, to ensure you are informed of Planning Commission actions. No action is required on this report.

If you have any questions about these items, please contact me.



NORFOLK

CITY PLANNING COMMISSION PUBLIC HEARING AGENDA

MAY 28, 2015

RESULTS

The Norfolk City Planning Commission will hold a public hearing on May 28, 2015 at 2:30 p.m. in the City Council Chamber, 11th Floor, City Hall Building, Civic Center, Norfolk, Virginia to consider the following applications:

CONTINUED AGENDA

APPROVAL RECOMMENDED, 7-0

1. **CITY PLANNING COMMISSION**, for a text amendment to the City's *Zoning Ordinance* to amend section 15-4, "Motor vehicle parking design standards" and 15-5, "Alternative parking" to allow additional parking and maneuvering areas on lots fronting certain roads in order to promote public safety.

Staff contact: Bobby Tajan at (757) 664-4756, robert.tajan@norfolk.gov

WITHDRAWN

2. **DSF DEVELOPMENT, LLC**, for a change of zoning from R-4 (Single-Family) district to R-8 (Single-Family) district on property located at 6322 Hudson Avenue.

The purpose of this request is to re-subdivide the property into four lots where four single-family homes will be built.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

WITHDRAWN

3. **HAMPTON ROADS LAND COMPANY**, for a change of zoning from R-11 (Moderate Density Multi-Family) district to conditional I-5 (Deep Waterfront Industrial) district on properties located at 1701-1731 Brown Avenue.

The purpose of this request is to allow for the construction of a warehouse facility to support the marine operations of the adjacent towing company.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

APPROVAL RECOMMENDED, 7-0

4. **CAPITAL FINANCE, INC.**, for the following applications on property located at 834 44th Street:
- a. Change of zoning from I-2 (Light Industrial) district to conditional C-2 (Corridor Commercial) district.
 - b. Special exception to permit mixed uses.

The purpose of these requests is to allow for the conversion of the existing warehouse into a building with commercial and residential uses.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

CONTINUED TO JUNE 25th

5. **7-ELEVEN**, for the following applications on property located at 735 East Ocean View Avenue:
- a. Special exception to operate a convenience store, 24-hours (with fuel sales).
 - b. Special exception for the sale of alcoholic beverages for off-premises consumption.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

REGULAR AGENDA

APPROVAL RECOMMENDED, 7-0

1. **CITY PLANNING COMMISSION**, to amend the City's general plan, *plaNorfolk2030*, in order to make updates based on biennial evaluation and new City initiatives.

Staff contact: Paula Shea at (757) 644-4772, paula.shea@norfolk.gov

APPROVAL RECOMMENDED, 7-0

2. **CITY PLANNING COMMISSION**, for a text amendment to the City's *Zoning Ordinance* to amend Table 4-B, "Yard Requirements in Residence Districts" to modify the side yard requirements for "Townhouse or Semi-Detached" residential uses in the Suburban Character District.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

APPROVAL RECOMMENDED, 7-0

3. **CAPTAIN'S LANDING, LLC**, for the following applications:
- Amendment to the City's Future Land Use Map within the general plan, *plaNorfolk2030*, from Commercial to Residential Mixed on properties located at 923-929 and 1001-1007 East Ocean View Avenue and 9640 Chesapeake Street.
 - Change of zoning from R-12 (Medium Density Multi-Family) and C-2 (Corridor Commercial) districts to conditional UR (Urban Residential) district on properties located at 923-929 and 1001-1029 East Ocean View Avenue, 9633, 9638, and 9640 Chesapeake Street, and 908-924 Hillside Avenue.

The purpose of this request is to allow for the construction of 38 townhomes.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

APPROVAL RECOMMENDED, 7-0

4. **JACK WRIGHT**, for a change of zoning from R-8 (Single-Family) district to conditional R-9 (Single-Family) district on properties located at 873-877 43rd Street.

The purpose of this request is to allow for the demolition of an existing house and the construction of a new house.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

APPROVAL RECOMMENDED, 7-0

5. **DAVID COLBY**, for a special exception to create a flag lot on property located at 4818 Kennebeck Avenue.

The purpose of this request is to allow for the demolition of a nonconforming duplex on a multi-family lot and for construction of a new single-family home on a flag lot.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

APPROVAL RECOMMENDED, 7-0

6. **YOUR PIE**, for a special exception to operate an eating and drinking establishment on property located at 7550 Granby Street, Suite 90.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

APPROVAL RECOMMENDED, 7-0

7. **905 CAFÉ AND GRILL**, to amend a previously granted special exception to operate an eating and drinking establishment on property located at 905 East Ocean View Avenue.

The purpose of this request is to allow for the establishment to expand its hours of operation.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

APPROVAL RECOMMENDED, 7-0

8. **COELACANTH BREWING**, for the following applications on property located at 760 West 22nd Street, Suite A:
- a. Special exception to operate an entertainment establishment with alcoholic beverages.
 - b. Special exception to operate a microbrewery.

Staff contact: Susan Pollock Hart at (757) 664-4765, susan.pollock@norfolk.gov

APPROVAL RECOMMENDED, 7-0

9. **RIP RAP BREWING CO.**, for the following applications on property located at 114 East 25th Street, Unit 116:
- a. Special exception to operate an entertainment establishment with alcoholic beverages.
 - b. Special exception to operate a microbrewery.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

CONTINUED TO JUNE 25th

10. **FLIGHTS TASTING ROOM**, for a special exception to operate an entertainment establishment with alcoholic beverages on property located at 824 West 21st Street.

Staff contact: Susan Pollock Hart at (757) 664-4765, susan.pollock@norfolk.gov

APPROVAL RECOMMENDED, 7-0

11. **ROBERT RIVERA**, to close a portion of Minnesota Avenue from the southern line of Tait Terrace southwardly 130 feet.

Staff contact: Jeff Raliski at (757) 664-4766, jeffrey.raliski@norfolk.gov

Maps, plats, and other information concerning the above proposals may be seen at the office of the Department of City Planning, Room 508, City Hall Building, Norfolk, Virginia 23510 or you may telephone (757) 664-4752. All interested parties are invited to be present at the time and place noted above. Additional information may be obtained online at: http://www.norfolk.gov/planning/city_planning_commission.asp

George M. Homewood, AICP, CFM
Executive Secretary